

# Houghton Area Master Plan (HAMP) Citizen's Review Committee

## Meeting Summary 3/11/03

Convened at 6:30 PM at Clements Center

CRC Members Present:	Ken Abrahams	Linda Morales
	Peter Backus	Suzanne Miles
	Dale Calvert	Peggy Nolty
	Sarah Craighead	Cathy Rex
	Brent Davis	Thomas Sayler-Brown
	Mark Frederickson	Roy Schoonover
	Margie Hildebrand	Betty Shinn
	Sandie Jacobson	Jeff Simms
	Curtis Lueck	Phil Swaim
	John Macko	Michael Tone
	Lex McGraw	Frank Wilczek

CRC Members Not Present:	Suzanne Bott	Tony Novelli
	Sheila Enos	Frank Salbego
	Bill Kalt III	Ray Schneider
	Carl Maass	Michelle Zimmerman

Facilitator: Freda Johnson, Rillito Consulting Group

### In Attendance:

Freda commenced the meeting at 6:30 p.m.. She introduced Albert Elias, Director of the City of Tucson's Comprehensive Planning Task Force (CPTF), who welcomed everyone and described the importance of this project to the City of Tucson. Participants then introduced themselves, indicating which group or interest they represent. Freda presented a questionnaire for committee members, the CRC Member Profile Questionnaire, and asked members to fill it out and return it to her by mail, email, or fax.

The Committee members were asked to develop ground rules for all CRC meetings. A list of these was created resulting in these norms for meetings:

- Stay on point
- Start and end on time
- No one person monopolizing
- "Parking lot" for questions and requests for information [list of topics to be addressed by staff in writing at future meeting]
- Be nice and play fair
- No side conversations
- \$1.00 in pot if cell phone or beeper goes off during meetings
- Add new rules as needed

Freda then introduced Roger Schneider, Project Leader for the Houghton Area Master Plan project (HAMP). Roger gave an overview and background for the project. He explained that HAMP is a unique and exciting opportunity to plan a major development (about the size of the city of Flagstaff, AZ), “from the ground up”, because the area is mostly undeveloped. HAMP involves over 7,000 acres of State Trust land that will eventually be auctioned for development. It is anticipated that the city of Tucson will grow in this direction. In the event that some of the land is auctioned before HAMP is adopted, the Comprehensive Planning Task Force has prepared interim policies for Mayor and Council approval.

Roger described the role of the CRC as a group that will review the interim policies and technical information developed to this point, and work with a Technical Advisory Team and the CPTF to further develop the policies according to Desert Village concepts, and the City of Tucson General Plan, adopted in 2001. He said that the CRC is a group of people who have been carefully selected to represent a wide variety of fields and interests, and it is hoped this will produce a well-rounded, effective master plan.

Roger reviewed the project notebooks that had been given to each member and he briefly described the contents of each section. He asked everyone to read through and familiarize themselves with the General Plan, especially the Plan Elements of Land Use, Circulation and Parks/Open Space. It is important that members be familiar with the style of policy writing. He oriented members to the map, referring to several poster-sized maps on easels.

Questions were invited after the presentation. Members raised the following issues that would be placed in the parking lot. Staff responses made at the meeting are noted below.

1. Overall implementation of infrastructure; how to integrate state land players and transportation. Response: Staff has met with State Land staff and will continue these relationships as we go. With regard to infrastructures in the HAMP, it is assumed it will be phased.
2. How to inform the State Land Department – there is often no communication. Response: We will continue our relationship with the State as well as keeping ADOT informed.
3. What is expected from us? It sounds like you have already developed the themes. Response: The CRC is a review committee. Staff will be bringing the CRC policies based on the General Plan, and your role is to tell us if we’re on track.
4. How does the state zone commercial areas. Need more information on this. Response: We can get back to you on this.
5. How to judge how much roadway is needed for areas of different densities and for serving parks and schools. Response: We will explain our thinking on this.
6. What are the intended products of the CRC. Staff will respond.
7. In how much detail does the CRC need to specify plans; what is the appropriate level of planning. Staff will respond.

8. Will this be a “marathon” effort or is there a beginning, middle, and end. Staff will respond.
9. Are there other plans for this area; this is not virgin territory. Staff will respond.
10. What is the role of the State Land Department; shouldn’t they be at the table? Staff will respond.
11. What is our role in the process, and what is out standing? Staff will respond.
12. What is the “charge” of the CRC; what rules will we operate under. Staff will respond.
13. Can we create a calendar for perhaps a whole year, with all events/meetings listed. Staff will prepare a calendar.
14. Need background on Calthorpe and their website address, also website for ADOT’s Houghton Corridor Transportation Study. Response: Staff will provide status reports on the Houghton Transportation Study and can arrange a briefing if that’s desired.
15. Would like to have a concise charge for the CRC based on the Growing Smarter legislation. Staff will respond.

During discussion, it was clarified that Wolfswinkel is the buyer of State land west of Houghton Road referred to earlier in the presentation. It is currently in litigation. Roger said he would provide information about the status of the litigation at the next meeting. He also said that topographical maps at 2’ intervals would be available for the HAMP area soon. In response to a question about requests to the state to sell property, Roger explained that the state will usually process purchase requests before it approves or denies it. He added that the process is very involved in some respects, and that he would request State Land staff to brief the CRC on the overall process.

Freda announced a field trip to the area on April 12, from approximately 8:00 to noon, starting at McGraw’s Restaurant, and a meeting on April 15 in the evening at the Pima Community College East Campus in the Community Room off the Library. At this meeting there will be a presentation by the consultant firm, Calthorpe, and it will be open to the general public. After discussion, it was agreed that regular meetings would be scheduled on the second Tuesday of the month. Those present agreed that the Clements Center facility is comfortable for the CRC meetings.

Roger explained the “homework assignment”. A camera and a written assignment sheet were handed out to each member. As a first step, members were asked to take photos of features they like in their neighborhoods that were within a five-minute walk of their home. The second step was to take photos of things in any area of Tucson that they felt they would like to see in a neighborhood – things that would make their neighborhood a nicer place in which to live. Also, members should write a description of the photo features for clarity, and they can list other features that are difficult to represent by photo. This photo assignment is due to the Task Force office or Ward 2 or 4 offices by Monday March 24.

Freda concluded the meeting at 8:00 PM.